

# EXHIBIT A

Subject											
Property Address		329 E 118th St									
City, State, Zip		New York, NY 10035									
Legal / APN #											
Your Company		Diamond Realty Associates, Inc						Completed by:		Carla Elfeld	
Name and Address		406 Main Street Suite 2 Meutchen, NJ 08840						Phone:			
Occupancy		Occupied		Occupied By		Tenant		Is Subject Listed		Yes	
Property Type		Multi-Family		Describe Use		Multifamily 4 Units APT		List Phone			
Site Size		0.04		Topography		Level		Over-All Condition		Fair	
Zoning		R7A		Zoning Change		Not Likely		Marketability		Good	
Is the property free of debris		Yes		Has the property been vandalized		No		Are there any Easement Issues Known		No	
Are Immediate Repairs needed		No		No				Are there any Evironmental Issues Known		No	
Utilities on the Property		Water		Electric		Sewer					
Heat Fuel Type		Natural Gas		Electric							
Furnace / Heat Type		Forced Air									
Air Conditioner / Cooling		Central		Window		Fans					
Assessor's Tax Information											
Parcel# / APN#				Land Value		\$384,000		Building Value		\$1,822,000	
								Total		\$2,206,000	
Property Description											
Describe the subject property, Type, Current Use, Location, Amenities, and Highest and Best Use.											
Four story detached 4 unit apartment building. Appears in below average overall condition as-is. Exterior Needs Paint and Power Wash, Interior repairs would be needed as well.											
I knocked on each door. Apartment one was no answer. Apartment two was no answer but I did hear voices inside the apartment. Apartment three was no answer and had Rent Demand and Notice of Non Payment posted to door. Apartment four was a Spanish speaking tenant who did answer but refused to open door or give any information.											
Property is currently Active FOR SALE by Owner. List Price is \$1,635,000.											
Repair Estimates											
1	Exterior Power Wash				1,500		2				
3	Exterior Paint				5,000		4				
5	Estimated Interior Repairs				80,000		6				
Describe repair needs and any visible damage. Give your estimate as to the cost to repair.										Total Cost	86,500
Exterior Needs Paint and Power Wash, Interior repairs would be needed as well.											
Full interior inspection is recommended to know overall condition.											
Neighborhood											
Location		Suburban		Built Up		10% to 25%		Growth Rate		Stable	
Demand		Shortage		Market Time				Land Use Change			
Number Competing Listings in the area		6		Vandalism in Area		No		Describe			
Number Sales in the past 6 Months		15		Special Assessments		No		Describe			
Expected time to sell		90		Rental Price Range				List Price Range		Sold Price Range	
Type of financing required to sell		Conv		Low				Low		\$950,000	
Number of Boarded properties in the area		1		High				High		\$3,650,000	
Describe the Neighborhood and surrounding land uses, and how the neighborhood conditions will affect the subject value and marketing.											
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Commercial Market Analysis / SALES

Subject		Sold Comparables					
Data	Subject	Sold # 1	Sold # 2	Sold # 3	Sold # 4	Sold # 5	Sold # 6
Address	329 E 118th St	405 E 117th St	61 E 125th St	421 W 146th St	467 W 147th St	189 Edgecombe Ave	366 Saint Nicholas Ave
City	New York	New York	New York	New York	New York	New York	New York
State, Zip Code	NY 10035	NY 10035	NY 10035	NY 10031	NY 10031	NY 10030	NY 10027
Distance from Subj		0.35	0.73	3.1	2.3	1.95	1.95
Data Source	Tax/Inspec	MLS	MLS	MLS	MLS	MLS	MLS
List Price	\$1,635,000	\$2,100,000	\$3,453,979	\$1,683,000	\$1,120,000	\$2,450,000	\$1,600,000
List Date		08/05/22	07/14/22	01/12/21	05/10/22	04/15/22	01/15/23
Sold Price		\$2,100,000	\$3,453,979	\$1,683,000	\$1,120,000	\$2,450,000	\$1,600,000
Sold Date		11/07/22	09/09/22	04/19/21	09/12/22	07/25/22	03/10/23
No. Units	4	7	6	5	3	8	5
Bedrooms	5	7	6	5	3	8	5
Baths	4	7	6	5	3	8	5
SqFt Above Grade	3350	4730	6048	2588	2580	3360	9353
Basement	None	None	None	None	None	None	None
SqFt Basement	0	0	0	0	0	0	0
% Finished Bsmt	0%	0	0	0	0	0	0
Location	Suburban	Suburban	Suburban	Suburban	Suburban	Suburban	Suburban
Lot Size in SqFt	1699	4730	6048	1307	2060	1742	1690
Lot Size in Acres	0.04	0.04	0.04	0.03	0.05	0.04	0.04
Design	4+ Story	4+ Story	4+ Story	4+ Story	4+ Story	4+ Story	4+ Story
Type Const	Brick	Brick	Brick	Brick	Brick	Brick	Brick
Quality Const.	Good	Good	Good	Good	Good	Good	Good
Parking	None	None	None	None	None	None	None
Year Built	1900	1900	1930	1920	1926	1901	1901
Interior Cond	Good	Fair	Good	Fair	Fair	Fair	Fair
Exterior Cond	Good	Fair	Good	Fair	Fair	Fair	Fair
Garage	None	None	None	None	None	None	None
Pool / Spa	None	None	None	None	None	None	None
Heating	FA/Gas	FA/Gas	FA/Gas	FA/Gas	FA/Gas	FA/Gas	FA/Gas
Air Condition	Central	Central	Central	Central	Central	Central	Central
Zoning	R7A	X	X	X	X	X	X
Used As	Multifamily	Multifamily	Multifamily	Multifamily	Multifamily	Multifamily	Multifamily
Value per Unit	350,000	300,000	575,663	336,600	373,333	306,250	320,000
Value per Acre	NA	NA	NA	NA	NA	NA	NA
Value per SqFt	350,000.00	443.97	571.09	650.31	434.11	729.17	171.07
Compared to Subj		Similar	Superior	Similar	Similar	Similar	Similar
Most similar / Subj		1			2	4	3

Describe the similarities and differences between comps and subject. Justify and explain any differences in value between subject and comps.

Subject	4 Unit Multifamily 4 stories property, that appears in below average condition overall. APT Room Count: One 2Bed 1Bath APT, Three 1Bed 1Bath APTs
Sold # 1	This 4,730 square foot Multi-Family building has 4 floors was built in 1900. It has masonry construction and is a class C building.
Sold # 2	6 Unit multifamily property.
Sold # 3	8 Unit multifamily property.
Sold # 4	2,580 square foot property. The class C, three star multi-family property sits on 0.05 acres of land zoned R6A. The three unit apartment building was originally built in 1926.
Sold # 5	8 unit, 3,336 square foot multi-family building in Manhattan County that sold for \$2,425,000 on July 25th.
Sold # 6	5-unit class B Multi-Family Building with a total of 9,353 SF.

Commercial Market Analysis / ACTIVES

Subject		Available Listings					
Data	Subject	List # 1	List # 2	List # 3	List # 4	List # 5	List # 6
Address	New York	414 E 115th St	5 E 124th St	50 E 126th St	227 W 131st St	1665 Lexington Ave	
City	New York	New York	New York	New York	New York	New York	
State, Zip Code	NY 10035	NY 10029	NY 10035	NY 10035	NY 10027	NY 10029	
Distance from Subj		0.43	0.85	0.92	1.4	0.95	
Data Source	Tax/Inspec	MLS	MLS	MLS	MLS	MLS	
List Price	\$1,635,000	\$1,990,000	\$2,400,000	\$1,650,000	\$3,300,000	\$1,600,000	
List Date		08/15/22	09/15/22	08/15/22	04/15/22	08/15/22	
Sold Price		NA	NA	NA	NA	NA	
Sold Date		NA	NA	NA	NA	NA	
No. Units	4	5	8	4	8	5	
Bedrooms	5	6	8	4	8	5	
Baths	4	5	8	4	4	5	
SqFt Above Grade	3350	4176	3840	3413	3290	4432	
Basement	None	None	None	None	None	None	
SqFt Basement	0	0	0	0	0	0	
% Finished Bsmt	0%	0	0	0	0	0	
Location	Suburban	Suburban	Suburban	Suburban	Suburban	Suburban	
Lot Size in SqFt	1699	1650	2178	1699	1699	2178	
Lot Size in Acres	0.04	0.04	0.05	0.04	0.04	0.05	
Design	4+ Story	4+ Story	4+ Story	4+ Story	4+ Story	4+ Story	
Type Const	Brick	Brick	Brick	Brick	Brick	Brick	
Quality Const.	Good	Good	Good	Good	Good	Good	
Parking	None	None	None	None	None	None	
Year Built	1900	1900	1909	1909	1910	1900	
Interior Cond	Fair	Good	Fair	Good	Good	Fair	
Exterior Cond	Fair	Good	Fair	Good	Good	Fair	
Garage	None	None	None	None	None	None	
Pool / Spa	None	None	None	None	None	None	
Heating	FA/Gas	FA/Gas	FA/Gas	FA/Gas	FA/Gas	FA/Gas	
Air Condition	Central	Central	Central	Central	Central	Central	
Zoning	R7A	X	X	X	X	X	
Used As	Multifamily	Multifamily	Multifamily	Multifamily	Multifamily	Multifamily	
Value per Unit	0	398,000	300,000	412,500	412,500	320,000	
Value per Acre	0	NA	NA	NA	NA	NA	
Value per SqFt		476.53	625.00	483.44	1,003.04	361.01	
Compared to Subj		Similar	Similar	Similar	Similar	Similar	Similar
Most similar / Subj		1	4	2		3	

Describe the similarities and differences between comps and subject. Justify and explain any differences in value between subject and comps.

Subject	4 Unit Multifamily 4 stories property, that appears in below average condition overall. APT Room Count: One 2Bed 1Bath APT, Three 1Bed 1Bath APTs
List # 1	An outstanding investment opportunity awaits on one of the most sought-after blocks in East Harlem! This 18'75"x58' prewar townhouse on
List # 2	B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 5 East 124th Street, a four-story, 8-unit, 3,840
List # 3	4 Unit multifamily property.
List # 4	8 Unit multifamily property.
List # 5	5 Unit multifamily property.
List # 6	

Explain how you arrived at the current, fair market value for the subject, based upon comparable sales and listings

AS-IS Value is based on most similar and proximate sales from the immediate market area. Condition, Price Per Unit and GLA were the predominant factors to determine the final value of the subject property. Suggested as-is value is around \$1,400,000. Estimated Total Repairs are \$86,500. After Repair Value would be around \$1,550,000.

I have provided as-is value based on the exterior repairs and the estimated interior repairs.

After Repair value could change if full interior inspection is performed.

#### Values / List Price

Values	Low Value	High Value	Expected Selling Price	
As Is	\$1,360,000	\$1,440,000	\$1,400,000	
Repaired	\$1,510,000	\$1,590,000	\$1,550,000	
Prepared By	Carla Elfeld		Date	05/06/23

This is a Broker's Price Opinion, or Comparative Market Analysis, and is not to be considered as an Appraisal. The information provided in this Market Evaluation was obtained from sources, including Multiple Listing Service, Local Tax Records, Broker's information files.

## RENTS

### RENTS in East Harlem New York - NY:

**STUDIO RENTS** range from \$2,000-\$2,375

**1 BED APT RENTS** range from \$2,420-\$2,790

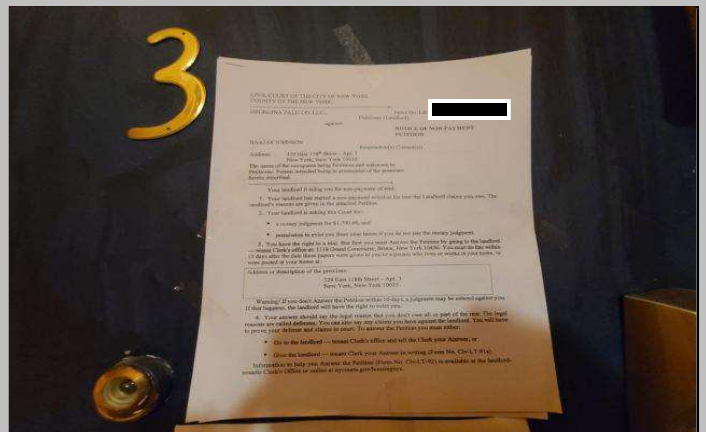
**2 BED APT RENTS** range from \$3,100-\$3,400



Subject -

PHOTOS

New York, NY 10035





RENT DEMAND

December 26, 2022

FROM: GEORGINA FALU CO. LLC.

TO: HAJAR JOHNSON

PREMISES: 129 East 14<sup>th</sup> Street - Apt. 3  
New York, New York 10003

TENANT OF THE ABOVE PREMISES: Monthly Rent: \$1,200.00

PLEASE TAKE NOTICE that you are jointly and severally liable to the Landlord of above described premises as set forth herein, which you are required to pay as or before the expiration of the term of the lease, or within 14 days from the day of service of this notice, or otherwise up to the premises of said premises to the Landlord, in default of which the Landlord will commence a summary proceeding under the Statute to recover the possession thereof.

MONTH	RENT	BALANCE
TOTAL AMOUNT DUE:	ATTACHED SCHEDULE	\$17,000.00

By: *[Signature]*  
GEORGINA FALU CO. LLC.

comparable PHOTOS







Sold # 6



Active Listings PHOTOS

List # 1



List # 2



List # 3



